

PB# 06-02

**Property of
Gerald McHugh**

58-3-4 & 5

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: September 25, 2006

06-02

Property of McHugh, Gerald
35 Beaver Brook Rd. (B. Hoffman)
58-3-4+5

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#779-2006

09/26/2006

Hoffman Walker

Received \$ 150.00 for Planning Board Fees, on 09/26/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 06-02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-2
NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/06/2006	REC. CK. #2181	PAID		200.00	
02/08/2006	P.B. ATTY. FEE	CHG	35.00		
02/08/2006	P.B. MINUTES	CHG	16.50		
08/09/2006	P.B. MINUTES	CHG	42.00		
09/21/2006	P.B. ENGINEER FEE	CHG	540.50		
09/26/2006	REC. CK. #2449	PAID		434.00	
		TOTAL:	634.00	634.00	0.00

Handwritten:
JH
9/26/06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006

APPLICANT: HOFFMAN-WALKER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/26/2006	PLANS STAMPED	APPROVED
08/09/2006	P.B. APPEARANCE	LA:ND WVE PH APPR
02/08/2006	P.B. APPEARANCE	REFER TO ZBA
01/18/2006	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/06/2006	EAF SUBMITTED	02/06/2006	WITH APPLIC
ORIG	02/06/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/06/2006	LEAD AGENCY DECLARED	08/09/2006	TOOK LA
ORIG	02/06/2006	DECLARATION (POS/NEG)	08/09/2006	DECL NEG DEC
ORIG	02/06/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/06/2006	PUBLIC HEARING HELD	/ /	
ORIG	02/06/2006	WAIVE PUBLIC HEARING	08/09/2006	WAIVED PH
ORIG	02/06/2006	PRELIMINARY APPROVAL	/ /	
ORIG	02/06/2006		/ /	
ORIG	02/06/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

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LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 6-2
NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/21/2006	LL CHG APPROVAL FEE	CHG	150.00		
09/26/2006	REC. CK. #2448	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

September 21, 2006

William Walker
P.O. Box 304
Goshen, NY 10924

SUBJECT: MC HUGH LOT LINE CHANGE P.B. #06-02

Dear Mr. Walker:

Please find attached printouts of fees due for subject project.

Please submit payments separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 150.00
Check #2 – Amount over escrow posted.....	\$ 434.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/2006

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-2
NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
02/06/2006	REC. CK. #2181	PAID		200.00	
02/08/2006	P.B. ATTY. FEE	CHG	35.00		
02/08/2006	P.B. MINUTES	CHG	16.50		
08/09/2006	P.B. MINUTES	CHG	42.00		
09/21/2006	P.B. ENGINEER FEE	CHG	540.50		
		TOTAL:	634.00	200.00	434.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 6-2
NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/21/2006	LL CHG APPROVAL FEE	CHG	150.00		
		TOTAL:	150.00	0.00	150.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 6- 2

FOR WORK DONE PRIOR TO: 09/14/2006

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
6-2	291019	02/07/06	TIME	MJE	MR HOFFMAN-WALKER LL	115.00	0.50	57.50			
6-2	290332	02/08/06	TIME	MJE	MR Hoffman > ZBA	115.00	0.10	11.50			
6-2	291017	02/08/06	TIME	MJE	MR HOFFMAN-WALKER LL	115.00	0.20	23.00			
6-2	292185	02/15/06	TIME	MJE	MR McHUGH L/L	115.00	0.40	46.00			
6-2	294312	03/01/06	TIME	MJE	MR McHUGH L/L PLN RVW	115.00	0.40	46.00			
6-2	294313	03/02/06	TIME	MJE	MR McHUGH L/L PLN RVW	115.00	0.50	57.50			
6-2	301830	04/18/06	TIME	MJE	MC ZBA REF	115.00	0.30	34.50			
6-2	301831	04/18/06	TIME	MJE	MC MEMO TO LET RE BULK	115.00	0.50	57.50			
6-2	301878	04/20/06	TIME	MJE	MC ZBA REF	115.00	0.40	46.00			
								379.50			
6-2	300494	04/13/06			BILL 06-960						-241.50
6-2	306800	05/24/06			BILL 06-1236						-138.00
											-379.50
6-2	320413	08/07/06	TIME	MJE	MR McHUGH RVW	115.00	0.40	46.00			
6-2	320418	08/08/06	TIME	MJE	MR McHUGH REVIEW	115.00	0.20	23.00			
6-2	320422	08/08/06	TIME	MJE	MC McHUGH W/GA	115.00	0.20	23.00			
6-2	320426	08/08/06	TIME	MJE	MC McHUGH STATUS W/MM	115.00	0.20	23.00			
6-2	318984	08/09/06	TIME	MJE	MM McHugh LL APPD	115.00	0.10	11.50			
								126.50			
6-2	325039	09/13/06			BILL 06-2321						-126.50
											-126.50
					TASK TOTAL			306.00		-506.00	0.00
									0.00		
					GRAND TOTAL			506.00		-506.00	0.00
									0.00		

9/14 closed

.3

38.50

540.50



PROJECT: McHugh - Beaver Brook Rd - L.L. Chg P.B. # 06-02

NEGATIVE DEC:

M) 5 (S) 1 M VOTE: A 5 N 0
CARRIED: Y ☒ N

M) M S) SL VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING: WAIVED: ✓ CLOSED: _____ Preliminary + Final
M) SI S) M VOTE: A 5 NO SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____

RETURN TO WORK SHOP: Y N

APPROVAL:

M/S/S Sh VOTE: A 5 N O APPROVED: 8-9-06

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

August 9, 2006

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MC_HUGH_(06-02)

Mr. William Walker appeared before the board for this proposal.

MR. ARGENIO: This application involves transfer of approximately 5,263 square feet of land from tax lot 5 to tax lot 4. Plan was previously reviewed at the 8 February, 2006 planning board meeting. Sir?

MR. WALKER: Bill Walker representing Gerald McHugh. As stated, we were here February 8 for a lot line change which is actually an attempt to take care of an issue here, we had two pre-existing non-conforming lots, we're trying to decrease the size of the smaller lot, decrease the size of the larger lot.

MR. ARGENIO: Can you point to the lot lines you're extinguishing?

MR. WALKER: Right here is the existing, we propose to slide it down further towards Beaver Brook is the proposed and at that time we were directed to the zoning board which we went through that process and received our variances necessary.

MR. ARGENIO: And what does that give you for square footage for the smaller lot?

MR. WALKER: 13,396.

MR. ARGENIO: From what?

MR. WALKER: From it was .18 acres.

MR. ARGENIO: Now you're going to .629?

MR. WALKER: We're going to .308 so from .18 to .38.

MR. ARGENIO: Go ahead.

MR. WALKER: And as I said, we went for the variances as directed, we received them on the 26th.

MR. ARGENIO: Mike, obviously had a public hearing.

MR. BABCOCK: They did at the zoning board. Nobody showed up for it.

MR. ARGENIO: Nobody showed up yea or nay?

MR. BABCOCK: Nobody showed up.

MR. ARGENIO: That speaks for itself. I do have highway, I do have fire.

MR. BABCOCK: The building's already existing, the lot line goes right through the building so they're moving it down.

MR. WALKER: What we're proposing is to slide this here, turn this accessory building which is over the lot line into a single family residence by sliding it down.

MR. ARGENIO: There's no setback issues?

MR. WALKER: There are setback issues which we got variances for, we got seven variances.

MR. SCHEIBLE: When was that building built that we're going through here, how long ago was that?

MR. BABCOCK: I don't have that information with me.

MR. WALKER: I don't know.

MR. SCHEIBLE: Since I'm not familiar with the area, I'm only asking--

MR. WALKER: It's an older structure, if I had to just take a guess, I would say probably in the '70s, '60s or '70s.

MR. ARGENIO: I'm curious myself how did the building get dropped on the property line?

MR. SCHEIBLE: Years ago they eyeballed it.

MR. ARGENIO: Must not have had too good of an eye. I'll accept a motion that the planning board declare itself lead agency under SEQRA.

MR. MINUTA: So moved.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA review process. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. SCHEIBLE: Where is the access to the house on the left?

MR. WALKER: Driveway is right there.

MR. SCHEIBLE: Lot line is right in the middle of the driveway?

MR. WALKER: Correct, this is 12 foot wide and this currently has to be extended gravel drive but it will

be split on the property line 12 foot on each side.

MR. SCHEIBLE: Would you just go through that what you just said?

MR. WALKER: If you look at the proposed property line splits, almost splits the current gravel drive which is access parking and access to the structure where it's currently wide enough on the larger lot and we would have to increase the width on the upper lot, smaller lot of the gravel drive.

MR. MINUTA: So is this to be a shared drive, in other words, let's say somebody decided to pave one side and not going to pave the other or decide to pave both sides.

MR. BABCOCK: It could be a shared driveway, it's just it abuts the property line which there's no code issue.

MR. WALKER: They each own their own side of it.

MR. BABCOCK: Really not a shared driveway, they each have their own, it's just abutting the property line.

MR. SCHEIBLE: Are we cleaning up a situation here?

MR. BABCOCK: Absolutely.

MR. SCHEIBLE: Good, that's all.

MR. ARGENIO: I can't imagine how many years ago that they put the building on the property line.

MR. BABCOCK: Through it.

MR. EDSALL: We know it was before 1985, otherwise Mike gave the permit and he said he didn't.

MR. ARGENIO: I'm going to ask around the room about

August 9, 2006

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the public hearing, you heard what Mike said about the public hearing. Henry, how do you feel about that?

MR. SCHEIBLE: Having a public hearing?

MR. ARGENIO: Do you think we should waive it?

MR. SCHEIBLE: I'd waive it, I believe we're cleaning up a situation here that's fine with me.

MR. BROWN: I feel the same way.

MR. MINUTA: We're correcting a grossly negligent non-conformance so I'm fine with that.

MR. SCHLESINGER: I agree.

MR. ARGENIO: I'll accept a motion that we waive the preliminary and final public hearing for Hoffman Walker.

MR. SCHEIBLE: Motion.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the preliminary and final public hearing for the Hoffman Walker lot line change. If there's no further discussion from the board, I'll have a roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I'll accept a motion that we declare

August 9, 2006

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negative dec for the Hoffman Walker lot line change.

MR. SCHLESINGER: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative dec under the SEQRA process. If there's no further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I'll accept a motion for final approval.

MR. SCHLESINGER: Motion for final approval for Hoffman Walker lot line change.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board give final approval to the Hoffman Walker lot line change. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HOFFMANN-WALKER LOT LINE CHANGE
(LANDS OF McHUGH)
PROJECT LOCATION: HILL VIEW DRIVE (OFF BEAVER BROOK RD.)
SECTION 58 – BLOCK 3 – LOTS 4 & 5
PROJECT NUMBER: 06-02
DATE: 9 AUGUST 2006
DESCRIPTION: THE APPLICATION INVOLVES THE TRANSFER OF APPROXIMATELY
5263 S.F. OF LAND FROM TAX LOT 5 TO TAX LOT 4. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 8 FEBRUARY 2006 PLANNING BOARD
MEETING.

1. The project improves an existing non-conformance wherein the division line between the lots "cuts through" the garage on the north of the existing residence. Following the lot line change, the garage on resultant tax lot 4 is to be converted to a residence.
2. The application was forwarded to the ZBA. It is my understanding that all the necessary variances were obtained on June 26th; this is what is noted on the plans. A copy of the ZBA decision should be on file with the Planning Board.
3. I am aware of no engineering/technical concerns with regard to this application.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations. (both Preliminary and Final public hearings).
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st NW06-02-09Aug06.doc

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/2006

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006

APPLICANT: HOFFMAN-WALKER

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/31/2006	MUNICIPAL HIGHWAY	08/09/2006	APPROVED ✓
REV1	07/31/2006	MUNICIPAL WATER	/ /	
REV1	07/31/2006	MUNICIPAL SEWER	/ /	
REV1	07/31/2006	MUNICIPAL FIRE	08/04/2006	APPROVED ✓
REV1	07/31/2006	NYS DOT	/ /	
ORIG	02/06/2006	MUNICIPAL HIGHWAY	07/31/2006	SUPERSEDED BY REV1
ORIG	02/06/2006	MUNICIPAL WATER	07/31/2006	SUPERSEDED BY REV1
ORIG	02/06/2006	MUNICIPAL SEWER	07/31/2006	SUPERSEDED BY REV1
ORIG	02/06/2006	MUNICIPAL FIRE	07/31/2006	SUPERSEDED BY REV1
ORIG	02/06/2006	NYS DOT	07/31/2006	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

01/18/2006 WORK SHOP

SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006

APPLICANT: HOFFMAN-WALKER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/06/2006	EAF SUBMITTED	02/06/2006	WITH APPLIC
ORIG	02/06/2006	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG	02/06/2006	LEAD AGENCY DECLARED	/	/
ORIG	02/06/2006	DECLARATION (POS/NEG)	/	/
ORIG	02/06/2006	SCHEDULE PUBLIC HEARING	/	/
ORIG	02/06/2006	PUBLIC HEARING HELD	/	/
ORIG	02/06/2006	WAIVE PUBLIC HEARING	/	/
ORIG	02/06/2006	PRELIMINARY APPROVAL	/	/
ORIG	02/06/2006		/	/
ORIG	02/06/2006	LEAD AGENCY LETTER SENT	/	/



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session - Date: JUNE 26, 2006

TENTATIVE AGENDA

7:30 p.m. - Roll Call

Motion to accept minutes of JUNE 12, 2006 meeting as written.

PRELIMINARY MEETINGS:

SET UP
FOR P/H

1. **BRUCE HERMAN (06-38)** Request for proposed 12 ft. X 16 ft. shed to be installed between house and street on a corner lot at 5 MacLean Drive in an R-1 Zone (55-2-12)

SET UP
FOR P/H

2. **THOMAS SANTORO (06-39)** Request for 28 ft. Rear Yard Setback for proposed 12 ft. X 18 ft wood deck at 13 Forge Hill Road in an R-3 Zone (50-1-19)

SET UP
FOR P/H

3. **THOMAS KARAS (06-40)** Request for 15 ft. Front Yard Setback and; 10 ft. Side Yard Setback for proposed front porch and attached rear garage at 39 Continental Drive in an R-4 Zone (45-2-12)

SET UP
FOR P/H

4. **DR. LOUIS CAPP (06-37)** Request to convert building previously used as a Church to a medical office at 59 Blooming Grove Tpk. in an R-4 Zone (48-1-11)

PUBLIC HEARINGS:

APPROVED

5. **BRIAN BREHENY (06-29)** Request for 30 ft. Rear Yard Setback for proposed 16ft. X 16 ft. rear deck (300-10-6-G) at 2644 Liberty Ridge in an R-3 Zone (77-1-4)

APPROVED

6. **JACQUELINE CALLANAN (06-24)** Request for variance to permit a 6 ft. fence located between the principal building and the street at 58 Keats Drive in an R-4 Zone (75-5-3)

APPROVED

7. **MICHAEL THOMAS (06-33)** Request for 5 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed in-ground pool at 2713 Colonial Drive in an R-3 Zone (77-6-8)

APPROVED

8. **RICHARD SKINNER (06-32)** Request for 10 ft. Side Yard Setback and; 3 ft. Rear Yard Setback for existing shed at 40 Forest Hill Road in an R-4 Zone (44-2-4)

9. **HOFFMAN-WALKER (for McHugh) (06-31)** Request for:

LOT #4: 21,447 s.f. Minimum Lot Area
30.3 ft. Front Yard Setback
10.1 ft. Rear Yard Setback
217 s.f. Livable Area

LOT #5: 30,164 s.f. Minimum Lot Area
4.1 ft. Front Yard Setback
12.4 ft. Rear Yard Setback

for proposed Lot Line Change on Beaver Brook Road in an R-4 Zone (58-3-4 & 5)

FORMAL DECISIONS:

JORG FRISCHKNECHT (05-72)
CALLAHAN/CREAGAN (06-03)
STEVEN PONESSE & DAWN MARIE MULDER (06-09)
ERICA GRASSI (06-02)
XIAOJL ZHANG (06-05)
EDWARD JACOPINO (d/b/a Faricellia's Market) (06-04)

APPROVED



CHECK SITE PLAN FOR # 1

CC BUILDING DEPT. ☐
TOWN CLERK ☐

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session - Date: MAY 22, 2006

AGENDA

7:30 p.m. - Roll Call

Motion to accept minutes of MAY 8, 2006 meeting(s) as written.

PRELIMINARY MEETINGS:

SET UP
FOR P/H

1. **JAMES BERKOWITZ (06-30)** Request for 8ft. Rear Yard Setback for proposed 16 ft. X 41 ft. rear deck at 2028 Independence Drive in an R-3 Zone (77-3-10)

SET UP
FOR P/H

2. **HOFFMAN-WALKER (for McHugh) (06-31)** Request for:

LOT #4: 21,447 s.f. Minimum Lot Area
30.3 ft. Front Yard Setback
10.1 ft. Rear Yard Setback
217 s.f. Livable Area

LOT #5: 30,164 s.f. Minimum Lot Area
4.1 ft. Front Yard Setback
12.4 ft. Rear Yard Setback

for proposed Lot Line Change on Beaver Brook Road in an R-4 Zone (58-3-4 & 5)

SET UP
FOR P/H

3. **RICHARD SKINNER (06-32)** Request for 10 ft. Side Yard Setback and; 3 ft. Rear Yard Setback for existing shed at 40 Forest Hill Road in an R-4 Zone (44-2-4)

SET UP
FOR P/H

4. **MICHAEL THOMAS (06-33)** Request for 5 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed in-ground pool at 2713 Colonial Drive in an R-3 Zone (77-6-8)

PUBLIC HEARINGS:

APPROVED

5. **AM MART INC. (MASOOD) (06-18)** Request for 96 sq. ft. free-standing sign and; 5 ft. height for proposed sign at 419 Windsor Highway in a C Zone (69-3-6)

APPROVED

6. **DAVID & EILEEN GARCIA (06-19)** Request for Interpretation and/or Use Variance for proposed addition with second kitchen or two-family dwelling at 40 Willow Parkway in an R-4 Zone (38-3-56)

APPROVED

7. **THOMAS HURLEY (06-21)** Request for 5 ft. Side Yard Setback and; 3 ft. ~~Front Side Yard~~ ^{REAR YARD} Setback for proposed 24' above-ground pool at 2036 Independence Drive (THE RESERVE) in an R-3 Zone (76-4-13)

APPROVED

8. **JOHN & SHARON BETTS (06-07)** Request to replace existing single-family home with a larger single-family home in a C-Zone on Rt. 94 (69-4-10)

APPROVED

9. **CARLOS GOMEZ (06-23)** Request for 33 ft. Rear Yard Setback for proposed attached rear deck at 8 Cresthaven Dr. in an R-4 Zone (39-3-5)

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

#1 ZBA 5-22-06
SET UP FOR P/H

P.B. # 06-02

ZONE: R-4

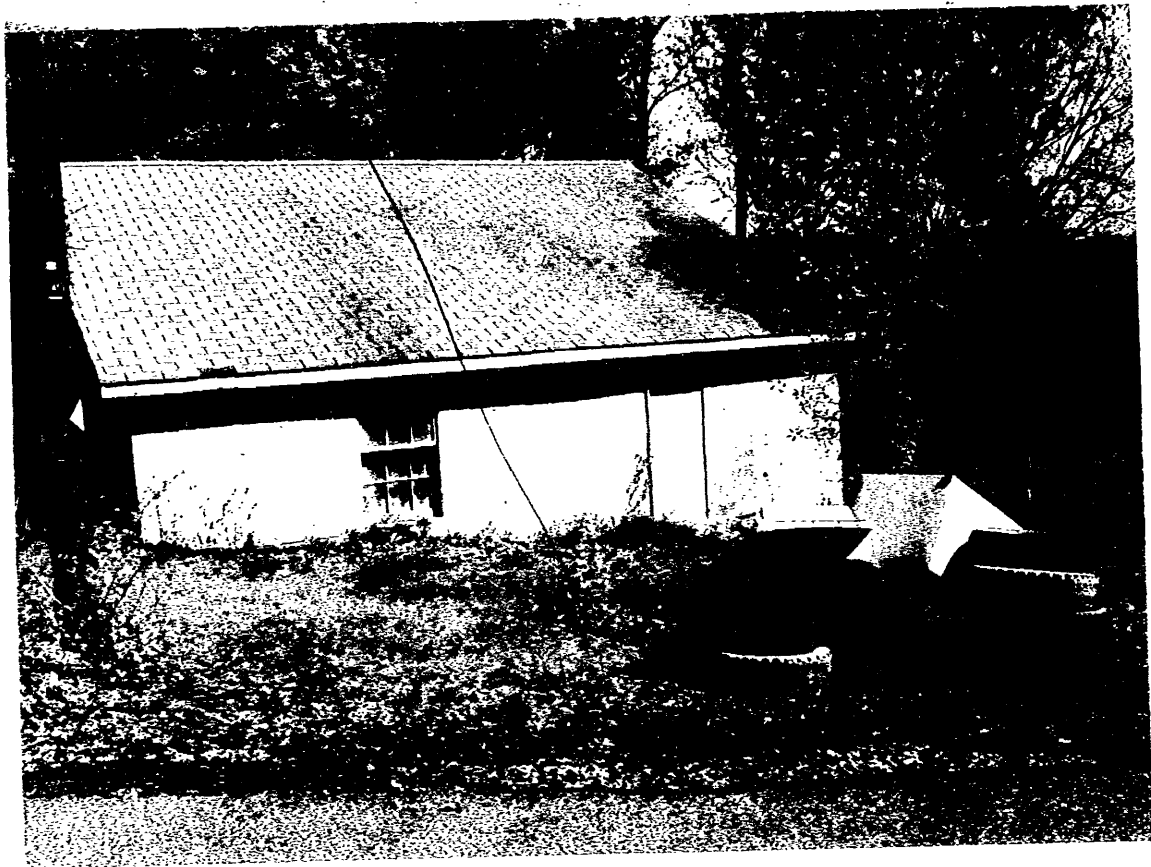
USE: SFR

	REQUIRED	PROPOSED LOT 5 / 4	VARIANCE REQUESTED LOT 5 / 4
MIN. LOT AREA	43,560 s.f.	22113 / 13396	30164 / 21447
MIN. LOT WIDTH	125 ft.	132.3 / 159.1	- / -
REQUIRED FRONT YARD	45 ft.	40.9+97.2 / 14.7	4.1 / 30.3
REQUIRED SIDE YARD	20 ft.	29.6 / 20	- / -
REQUIRED TOTAL SIDE YARD	40 ft.	na / 116.4	- / -
REQUIRED REAR YARD	50 ft.	37.6 / 39.9	12.4 / 10.1
REQUIRED FRONTAGE	70 ft.	314.1 / 160	- / -
MAX. BLDG. HT.	35 ft.	< 35 (both)	- / -
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	1200 s.f.	1437 / 983	- / 217
DEVELOPMENTAL COVERAGE	20 %	9.3 / 9.7	-
O/S PARKING SPACES	2	2 / 2	- / -

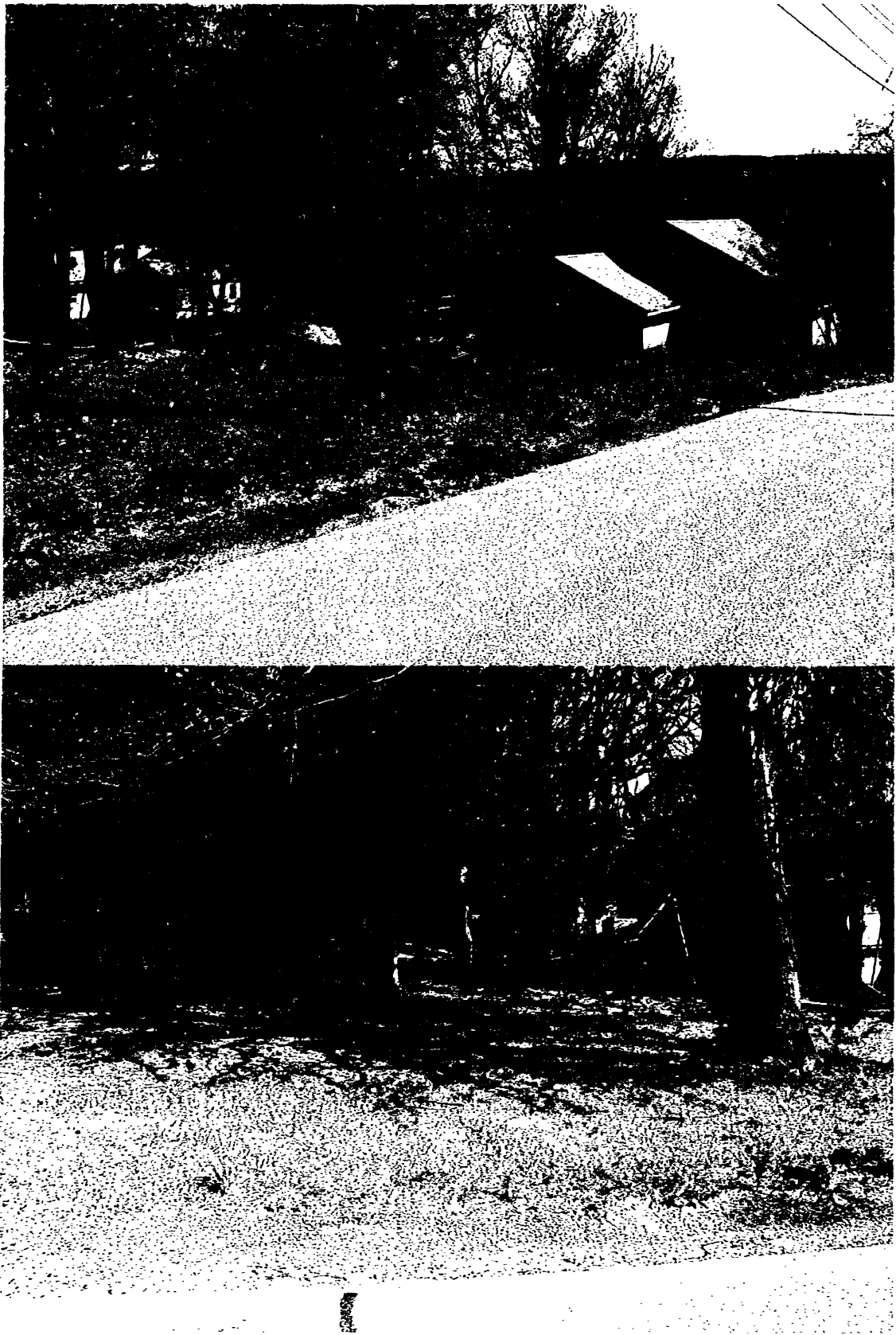
PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☒











Myra Mason

From: mje [mje@mhepc.com]
Sent: Thursday, March 02, 2006 3:02 PM
To: Lanc Tully - Art Tully; Lanc Tully- General
Subject: New Windsor McHugh 06-02

Art,

I met with Bill Walker on 2-15-06 and marked up a plan with the corrections needed so that the plan can be referred to the ZBA. The new plan submitted to Myra still has numerous errors, so I am going to try to list them below, so you can make sure they get fixed and the plan resubmitted to Myra so we can get you to the ZBA.

1. With a lot line change, the difference between the pre and post areas of each lot should be the same. The bulk table numbers don't add up. The difference pre and post for Tax Lot 4 is 5263 sf and the difference for Lot 5 is 5267 sf. Which is correct?
2. The existing front yard setback value in the table, for lot 5, should be 40.5, asterisked as pre-existing non-conforming. (the 14.7 is for the accessory building). Proposed value is correct, but it should also be asterisked. (also see next comment)
3. There are two front yard values for lot 5. Second one is to Beaver Brook, which should be dimensioned on the plan, and shown in the table.
4. The bulk table still doesn't have a line for minimum livable area (1200 sf. Req'd). Provide values for lot 5, indicate if non-conforming
5. Lot width for lot 5 appears significantly incorrect, both the existing and proposed. Lot width is measured parallel to the road at the front yard setback value (45 ft).
6. Existing and proposed values should be provided for side yards of lot 5 (lot 5 has only one side yard, it has two front yards). Side yard measurements should be shown on plan view (existing and proposed).
7. Rear yard setback for lot 5 should be asterisked on bulk table as pre-existing non-conforming.
8. Please double check existing and proposed frontage values for each lot.
9. The pre-existing reference on the plan for the 39.9 rear setback should be removed. (bulk table is shown correctly)

Hope this helps. I apologize if I confused him during the worksessions, so this time I have tried to list it in writing, and hopefully I got it all correct.

mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 06-02

WORK SESSION DATE: 15 Feb 2006

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: Not now

RESUB. REQ'D: new plan for

PROJECT NAME: McHugh

ZBA

REPRESENTATIVES PRESENT: Bill Walker

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

(Streetlights)

SUBDIVISION

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: E 911 COORDINATOR

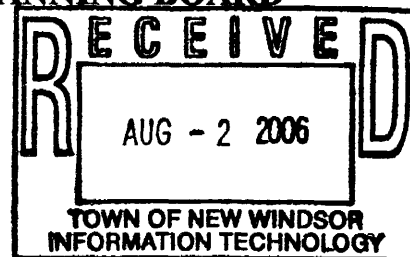
P.B. FILE #06-02 DATE RECEIVED: 07-31-06 TAX MAP #58-3-4 & 5

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 08-07-06 TO BE ON AGENDA FOR THE 08-09-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

MC HUGH LOT LINE CHANGE

Applicant or Project Name



SITE PLAN _____, SUBDIVISION _____, LOT LINE CHANGE XXX,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

8/4/06
date

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector

SUBJECT: PB-06-02
McHugh Lot Line Change
SBL: 58-3-4 & 5

DATE: August 4, 2006

Fire Prevention Reference Number: FPS-06-042

A review of the above referenced site plan has been conducted and is acceptable.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #06-02 DATE RECEIVED: 07-31-06 TAX MAP #58-3-4 & 5

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 08-07-06 TO BE ON AGENDA FOR THE 08-09-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

MC HUGH LOT LINE CHANGE

Applicant or Project Name

SITE PLAN _____, SUBDIVISION _____, LOT LINE CHANGE XXX,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by _____

date _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/06/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-2
NAME: MC HUGH PROPERTY PA2006-0006
APPLICANT: HOFFMAN-WALKER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		CHG	0.00		
02/06/2006	REC. CK. #2181	PAID		200.00	
		TOTAL:	0.00	200.00	-200.00

JN
2/9/06

HOFFMAN-WALKER_LOT_LINE_CHANGE_(06-02)

Mr. Bill Walker appeared before the board for this proposal.

MR. ARGENIO: Lot line change for lands of Hoffman McCue off Beaver Brook Road. Application involves transfer of approximately 5,263 square feet, believe it or not, of land from tax lot 5 to tax lot 4. The plan was reviewed on a concept basis.

MR. WALKER: I'm here representing this. Good evening, my name is Bill Walker, I'm here representing Gerald and Maureen McCue, they are the present owners of two parcels of land adjacent to each other on the corner of Beaver Brook Road and Hill View Drive in the R-4 zone, it's in the Beaver Dam Lake area. What the applicant would like to do is right now they have a single family residence on their corner lot and they have an accessory building to that, a garage on that same lot which actually where they put an addition on previous owner that went over the existing property line. What they would like to do is take the existing property line and slide it down towards Beaver Brook Road making a larger lot in the back and then converting the accessory building into a single family residence on that lot in the back.

MR. ARGENIO: Where is the non-conformance?

MR. WALKER: The non-conformance is we have a lot here, we'll have setback lines if we were to slide the line, the setback lines will meet the 20 foot, but the front road and rear yard both do not conform for the existing accessory which will be a single frame and also we'll need a variance for the square footage on the lots cause they will not meet the acreage requirements in there.

MR. ARGENIO: So you're looking for two variances?

MR. WALKER: Correct.

MR. ARGENIO: I don't want to spend a lot of time on this and I'm sure it's obvious to you why Neil it's going, he needs to go to the zoning board to get a variance, two variances for what he wants to do and he has to come back to us anyway and it's not an incredibly complex application. So at this time, I'll accept a motion determining this application incomplete at this time.

MR. SCHLESINGER: I'll make the motion that the Hoffman-Walker lot line change be deemed incomplete, application be deemed incomplete.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board deem the Hoffman-Walker lot line change application incomplete at this time. If there's no further discussion, I will have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Your plan's incomplete, go to the zoning board. Good luck to you there and when you get squared away with them hopefully you'll get ahold of Myra and we'll get you on the agenda.

MR. EDSALL: There are some bulk corrections that need to be made to the table, you should probably schedule a workshop so we can go over them so we can get your

February 8, 2006

24

referral to the ZBA correct, that's just my comments.

MR. WALKER: No problem. Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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E-MAIL: MHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

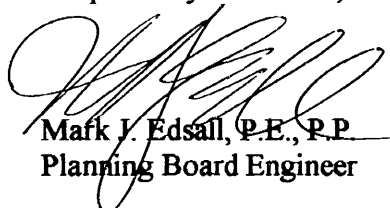
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HOFFMANN-WALKER LOT LINE CHANGE
(LANDS OF McHUGH)
PROJECT LOCATION: HILL VIEW DRIVE (OFF BEAVER BROOK RD.)
SECTION 58 – BLOCK 3 – LOTS 4 & 5
PROJECT NUMBER: 06-02
DATE: 8 FEBRUARY 2006
DESCRIPTION: THE APPLICATION INVOLVES THE TRANSFER OF
APPROXIMATELY 5263 S.F. OF LAND FROM TAX LOT 5 TO TAX
LOT 4. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The project improves an existing non-conformance wherein the division line between the lots "cuts through" the garage on the north of the existing residence. It is my understanding that the intent is to adjust the lot line and convert the garage on resultant tax lot 4 to a residence (this should be confirmed with the applicant).
2. The proposed lot line change plan identifies several non-conformities with the bulk requirements of the zone. As such, a referral to the Zoning Board of Appeals is necessary at this time. *It is my recommendation that the Board deem the application "incomplete", since the Board can take no action on this application until such time that all necessary variances are obtained from the ZBA.*
3. My review indicates that several corrections are needed to the bulk table before the referral form can be completed. The applicant should contact the undersigned to coordinate the necessary corrections.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW06-02-08Feb06.doc

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



February 8, 2006

PROJECT:

McHugh Property

P.B. # 06-02



NEGATIVE DEC:

M) S) VOTE: A N

CARRIED: Y_____N_____

CLOSED:

SCHEDULE P.H.: Y N

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) Sch S) MN VOTE: A 5 N 0

RETURN TO WORK SHOP: Y__N__

APPROVAL:

APPROVED: _____


NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

[illegible]

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. _____ Name and address of Applicant.
 - * 2. ☒ _____ Name and address of Owner.
 3. ☒ _____ Subdivision name and location
 4. ☒ _____ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ☒ _____ Tax Map Data (Section, Block & Lot).
 6. ☒ _____ Location Map at a scale of 1" = 2,000 ft.
 7. ☒ _____ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. _____ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ☒ _____ Date of plat preparation and/or date of any plat revisions.
 10. ☒ _____ Scale the plat is drawn to and North arrow.
 11. ☒ _____ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ☒ _____ Surveyor's certificate.
 13. ☒ _____ Surveyor's seal and signature.
 14. ☒ _____ Name of adjoining owners.
 15. _____ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. _____ Flood land boundaries.
 17. _____ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. ☒ Final metes and bounds.
19. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. _____ Include existing or proposed easements.
21. _____ Right-of-way widths.
22. _____ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ☒ Lot area (in square feet for each lot less than 2 acres).
24. _____ Number the lots including residual lot.
25. _____ Show any existing waterways.
- *26. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. _____ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. ☒ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. _____ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. _____ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. _____ Provide A septic system design notes as required by the Town of New Windsor.
32. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. _____ Indicate percentage and direction of grade.
34. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. _____ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Rodney C. Knowlton C.S. 2/6/06
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/08/2006

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006

APPLICANT: HOFFMAN-WALKER

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/06/2006	MUNICIPAL HIGHWAY	/ /	
ORIG	02/06/2006	MUNICIPAL WATER	/ /	
ORIG	02/06/2006	MUNICIPAL SEWER	/ /	
ORIG	02/06/2006	MUNICIPAL FIRE	/ /	
ORIG	02/06/2006	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/08/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 6-2

NAME: MC HUGH PROPERTY PA2006-0006

APPLICANT: HOFFMAN-WALKER

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

01/18/2006 WORK SHOP

SUBMIT

D.B. # 06-02
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#110-2006

02/07/2006

Hoffmann Walker

Received \$ 75.00 for Planning Board Fees, on 02/07/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF:

New Windsor

P/B APP. NO.:

1003

WORK SESSION DATE:

18 Jan 06

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D:

Full App

PROJECT NAME:

Mc Hugh YC

REPRESENTATIVES PRESENT:

Bill Walker 914-879-0118

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

☒

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

35 Beaver Brook

STND CHECKLIST:

PROJECT
TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

(Streetlights)

SUBDIVISION

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

☐ Y ☐ N

Ready For Meeting

☐ Y ☐ N

Recommended Mtg Date

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 58 Block 3 Lot 4+5

BUILDING DEPARTMENT PERMIT NUMBER PA 2006 - 0006

1. Name of Project McHUGH PROPERTY

2. Owner of Record GERALD + MAUREEN McHUGH Phone 212-439-6618

Address: 35 BEAVER BROOK ROAD, NEW WINDSOR, NY
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant HOFFMANN-WALKER Phone 845-294-3487

Address: PO Box 304 GOSHEN NY 10924
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan TIM MCCABE / LAND + TULLY Phone 845-294-3700

Address: PO Box 687, Rt. 207, GOSHEN, NY 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

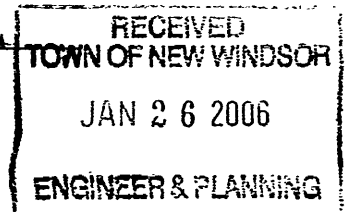
BILL WALKER, HOFFMANN-WALKER 845-294-3487 845-291-7072
(Name) (Phone) (fax)

7. Project Location: On the NORTH side of BEAVER BROOK ROAD
(Direction) (Street)

8. Project Data: Acreage Lot 4 - .187 Acre Zone R-4 School Dist. WASH

1 PFD Board!
Lot 5 - .629 Acre
Lot 4 - .308 Acre PAGE 1 OF 2
Lot 5 - .507 Acre

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)



06-02

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Lot Line Change

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

5th DAY OF January 2006

Gerald McLaughlin
(OWNER'S SIGNATURE)

William Walker
(AGENT'S SIGNATURE)

Deborah Green
NOTARY PUBLIC

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4884056
Commission Expires July 15, 2007

William Walker
Please Print Agent's Name as Signed

TOWN RECEIVED
TOWN OF NEW WINDSOR

JAN 26 2006

DATE APPLICATION RECEIVED

06-02

APPLICATION NUMBER

**AGENCY OWNER PROXY STATEMENT
(for professional representation)**

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

GERALD McHUGH, deposes and says that he resides
(OWNER)

at 35 BEAVER BROOK ROAD, NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 58 Block 3 Lot 4)
designation number (Sec. 58 Block 3 Lot 5) which is the premises described in
the foregoing application and that he designates:

WILLIAM WALKER, HOFFMANN-WALKER, PO BOX 304, GOSHEN, NY 10924
(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

****** Gerald McHugh
Owner's Signature (MUST BE NOTARIZED)

27th DAY OF December 2005

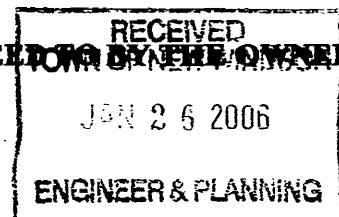
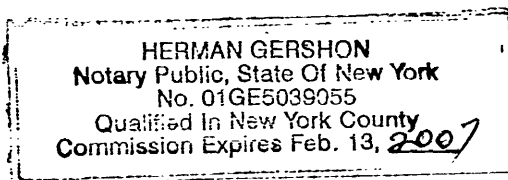
William Walker
Agent's Signature (If Applicable)

Herman Gershon
NOTARY PUBLIC

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

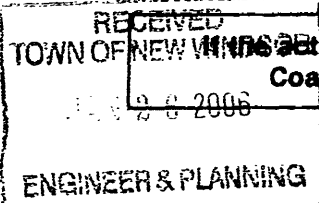
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>HOFFMAN-WALKER</u>	2. PROJECT NAME <u>M^CHUGH PROPERTY</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>35 BEAVER BROOK ROAD. AT CORNER OF HILL VIEW DRIVE.</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>OWNER OF TWO ADJACENT PARCELS WANTS TO MOVE LOT LINE.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.815</u> acres Ultimately <u>0.815</u> acres <u>NO DISTURBANCE</u>	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>LOTS CURRENTLY DO NOT MEET AGRICULTURE + SETBACK REQUIREMENTS + AFTER LOT LINE CHANGE WILL NOT MEET THAT CRITERIA.</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>TOWN OF NEW WINDSOR ZBA</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>William Walker</u> Date: <u>12/13/05</u>	
Signature: <u>Wm Walker</u>	



If this action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

06-02

PART II--ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Title of Responsible Officer

 Signature of Preparer (If different from responsible officer)

 Date

2001894
"XX"

ATTACHMENTS

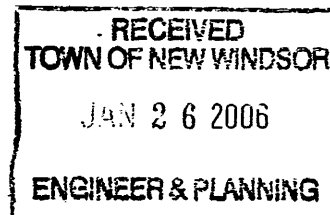
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

NOT IN FLOOD ZONE

W. H. H. H.

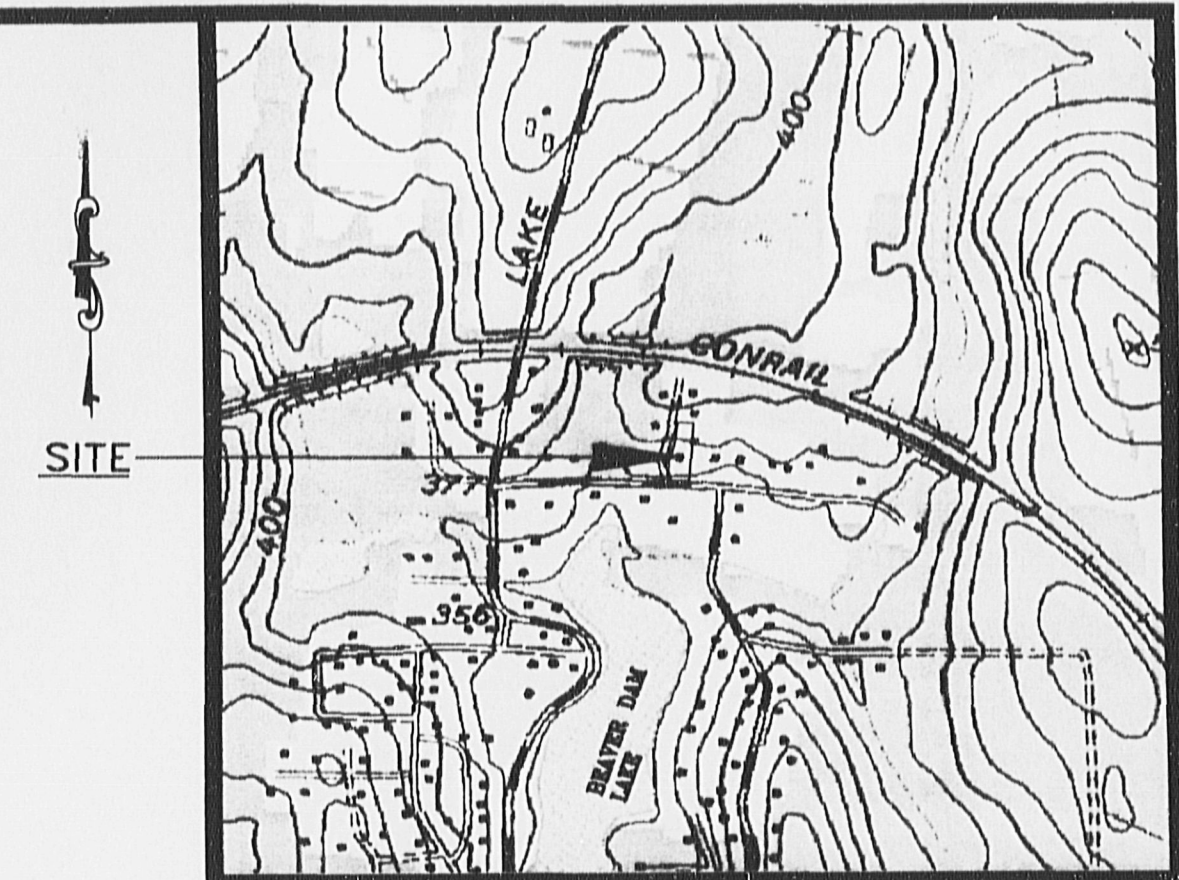


06-02

REQUIREMENTS TOWN OF NEW WINDSOR

P.B. #06-02 ZONE: R-4 USE: SFR

	REQUIRED	VARIANCE PROPOSED LOT 5/4	VARIANCE REQUESTED LOT 5/4	VARIANCE GRANTED BY ZBA LOT 5/4
MIN. LOT AREA	43,560 S.F.	22,113/13,396 S.F.	30,164/21,447 S.F.	6-26-06/6-26-06
MIN. LOT WIDTH	125 FT.	132.3/159.1 FT.	-/- FT.	NA
REQUIRED FRONT YARD	45 FT.	40.9/97.2/14.7 FT.	4.1/30.3 FT.	6-26-06/6-26-06
REQUIRED SIDE YARD	20 FT.	29.6/20 FT.	-/- FT.	NA
REQUIRED TOTAL SIDE YARD	40 FT.	NA/180.4 FT.	-/- FT.	NA
REQUIRED REAR YARD	50 FT.	37.6/39.9 FT.	12.4/10.1 FT.	6-26-06/6-26-06
REQUIRED FRONTAGE	70 FT.	314.1/180 FT.	-/- FT.	NA
MAX. BUILDING HEIGHT	35 FT.	< 35 FT. (BOTH)	-/- FT.	NA
FLOOR AREA RATIO	NA	-	-	NA
MIN. LIVABLE AREA	1200 S.F.	1,437/983 S.F.	-/217 S.F.	-/6-26-06
DEVELOPMENTAL COVERAGE	20 %	9.3/9.7 %	-	NA
O/S PARKING SPACES	2	2/2	-/-	NA



LOCATION PLAN

1 INCH = 2000 FEET

NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
MAP ENTITLED "RIGHT OF WAY TAKING MAP HILL VIEW DRIVE, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED DECEMBER 1, 1992, AS PREPARED BY PATRICK T. KENNEDY.
MAP ENTITLED "SURVEY OF LANDS FOR GERALD McHUGH & MAUREEN McHUGH, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JANUARY 28, 1988, AS PREPARED BY PATRICK T. KENNEDY.

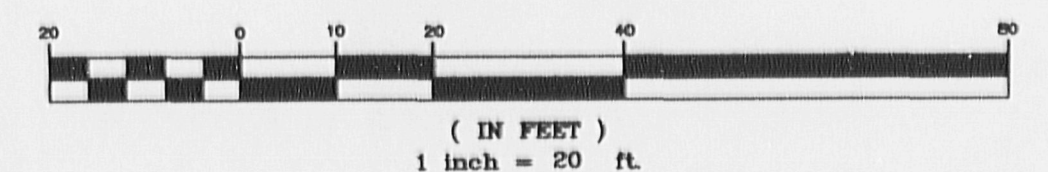
RECORD OWNER:

GERALD McHUGH MAUREEN McHUGH
35 BEAVER BROOK RD
NEW WINDSOR, NEW YORK 12553
L. 2232 P. 792
58 - 3 - 4
58 - 3 - 5

AREA:

	EXISTING	PROPOSED
TAX LOT 58-3-4	0.187± AC.	0.308± AC.
TAX LOT 58-3-5	0.629± AC.	0.507± AC.
TOTAL	0.815± AC.	0.815± AC.

GRAPHIC SCALE



APPROVAL GRANTED BY TOWN OF NEW WINDSOR

SEP 25 2003

By: [Signature]
Nathaniel Schaeffer, Supervisor

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

SURVEY & LOT LINE CHANGE
PREPARED FOR

GERALD McHUGH
AND
MAUREEN McHUGH
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Drawn By: JW Checked By: Scale: 1" = 20' Tax Map No.: 58-3-4 & 5 Drawing No.: B-02-0166-02

Date: JULY 9, 2003
Revisions:
LOT LINE
JULY 25, 2003
JANUARY 6, 2005
JANUARY 23, 2006
FEBRUARY 8, 2006
FEBRUARY 17, 2006
MARCH 13, 2006
APRIL 19, 2006
JULY 10, 2006

CAD File: MCHUGHSVY.DWG
Layout: SY-REV
Sheet No.: 1 OF 1

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 3, 2003.

GERALD McHUGH
MAUREEN McHUGH

By: [Signature]
RODNEY C. WILSON, L.S.
NEW YORK STATE LICENSE NO. 50276

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